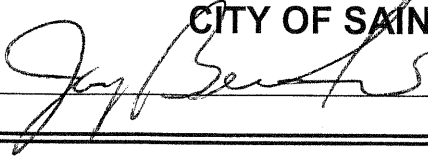


**RESOLUTION**  
**CITY OF SAINT PAUL, MINNESOTA**

Presented by



**Central Corridor Interim Zoning Overlay**

1  
2  
3 WHEREAS, the Council of the City of Saint Paul, in Council File No. 07-548 has initiated the process to  
4 enact, pursuant to Minn. Stat. 462.355, Subd. 4, an interim ordinance to regulate development in that area  
5 of the City generally on either side of University Avenue from Marion Street to the western border with  
6 Minneapolis, the said area shown on the attached map, based upon the need to thoroughly study the  
7 recommendations in the *Central Corridor Development Strategy*, which has been recently completed by  
8 two citizen task forces appointed by the Planning Commission; and  
9  
10 WHEREAS, the interim ordinance process requires a review of said *Central Corridor Development*  
11 *Strategy* by the Planning Commission, a recommendation to the City Council regarding its adoption as part  
12 of the City's Comprehensive Plan, and a study to determine needed changes to the City's zoning  
13 ordinances to implement the recommendations of the *Central Corridor Development Strategy*; and  
14  
15 WHEREAS, the process under the City Charter to enact an interim ordinance, which calls for the Planning  
16 Commission to undertake a the review of the *Central Corridor Development Strategy* and a study of  
17 possible zoning code amendments, and deliver to the City Council recommendations regarding both, create  
18 the potential for zoning and building permit application approvals during the time of the review and study  
19 process that would permit uses and structures that may be incompatible or inconsistent with the City's  
20 long-term development objectives for said area as recommended by the Planning Commission and adopted  
21 by the City Council; and  
22  
23 WHEREAS, the potential for incompatible or inconsistent development within the said study area raises  
24 substantial questions relating to the ability of the City's present official controls to provide compliance  
25 with the longer-term development objectives for the study area as well as the City's Comprehensive Plan;  
26 and  
27  
28 WHEREAS, the University Avenue Central Corridor Task Force, one of the citizen task forces that  
29 developed the recommendations for the *Central Corridor Development Strategy*, has recommended  
30 specific interim zoning regulations to ensure that new development is compatible with the goals and  
31 objectives of the *Central Corridor Development Strategy* while a zoning study is completed; and  
32  
33 WHEREAS, because the planning process for the study area is presently incomplete and for the purpose of  
34 protecting the City's long-term development objectives regarding land-use in the study area, and to  
35 preserve the public's health, welfare and safety pending the conclusion of the review and zoning study, the  
36 Council of the City of Saint Paul desires to immediately temporarily regulate development on any land or  
37 lot of record or part thereof within the study area as set forth below, until such time as the aforementioned  
38 *Central Corridor Development Strategy* has been adopted by the City Council, and the study of needed  
39 zoning code changes to implement the *Central Corridor Development Strategy* has been completed and  
40 presented to the Planning Commission and the Council has taken action on any recommendations  
41 contained therein; NOW THEREFORE,  
42

43 BE IT RESOLVED, that the City shall complete its review of the *Central Corridor Development Strategy*  
 44 and undertake a zoning study for the area of the City generally on either side of University Avenue from  
 45 Marion Street to the western border with Minneapolis; and  
 46  
 47 BE IT FURTHER RESOLVED, on any parcel of land or part thereof within the study area, pending  
 48 adoption of the *Central Corridor Development Strategy* and completion of the zoning study and action by  
 49 the City Council on the study, the issuance or approval of building or zoning permits for the development  
 50 of new buildings shall conform to the regulations defined in the accompanying ordinance, Council File No.  
 51 \_\_\_\_\_, until the expiration of twelve months as provided in Minn. Stat. 462.355, Subd. 4 or until such  
 52 earlier time as the City Council has taken action on the recommendations contained in the study; and  
 53  
 54 BE IT FURTHER RESOLVED, until such time as the said study has been completed and acted upon by  
 55 the City Council, City departments receiving written requests for approvals noted herein shall accept  
 56 complete requests and immediately process such requests in accordance with the provisions of Minn. Stat.  
 57 15.99, Subd. 2 and consistent with the intent expressed in this resolution and the accompanying interim  
 58 ordinance; and  
 59  
 60 BE IT FURTHER RESOLVED, that the interim regulations provided for herein, to be enacted as an  
 61 interim ordinance pursuant to Minn. Stat. 462.355, Subd. 4 under separate ordinance adopted in  
 62 conformance with City Charter Chap. 6, shall, for the computation of the duration of the interim ordinance,  
 63 state that the effective date of the interim ordinance is the same as the effective date of this resolution; and  
 64  
 65 BE IT FURTHER RESOLVED, the area of the study is as defined on the attached maps and in detail by  
 66 property identification number in the accompanying ordinance, Council File No. \_\_\_\_\_.  
 67

	Yeas	Nays	Absent
Benanav			
Bostrom			
Harris			
Helgen			
Lantry			
Montgomery			
Thune			

Requested by Department of: \_\_\_\_\_

By: \_\_\_\_\_

Form Approved by City Attorney

By: P.W. Warner 6-14-07

Adopted by Council: Date \_\_\_\_\_

Adoption Certified by Council Secretary

By: \_\_\_\_\_

Approved by Mayor: Date \_\_\_\_\_

By: \_\_\_\_\_

Form Approved by Mayor for Submission to Council

By: \_\_\_\_\_

Approved by the Office of Financial Services

By: \_\_\_\_\_